



PLANNING BUILDING AND DEVELOPMENT

Noel C. Taylor Municipal Building
215 Church Avenue, SW, Room 166
Roanoke, Virginia 24011
540-853-1730 fax 540-853-1230
planning@roanokeva.gov

**Architectural Review Board
City Council Chamber, Fourth Floor
Noel C. Taylor Municipal Building**

November 13, 2014

5:00 p.m.

AGENDA

I. Call to Order.

Welcome to the November meeting of the City of Roanoke Architectural Review Board.

The Board has adopted the use of a consent agenda. All matters listed under the consent agenda are considered to be complete and thorough by the members of the Architectural Review Board and will be enacted by one motion. There will be no separate discussion of the items. If discussion is desired, the consent item will be removed from the consent agenda and considered separately. Once the consent agenda is approved, consent agenda applicants may leave if so desired.

Each application on the regular agenda will be heard separately and in the order in which it appears. If you wish to be heard on a particular matter, please register with the staff assistant prior to commencement of the Board meeting.

When the public comment portion of the application has started, please wait to be recognized in turn and then approach the podium so that the Board's Secretary may record the proceedings accurately.

II. Consent Agenda

C1. Approval of October 9, 2014 Minutes and Administrative Approvals

**III. Old Business
None**

IV. New Business

- A. Request from Mr. John Ferguson to remove three aluminum single hung windows (one within the front porch and two on the second floor), replace them with three new wood windows to match the existing, re-install and re-furbish existing third floor, diamond shaped sash window, found in the attic at 732 13th Street, S.W.
- B. Request from Mr. Gary Garst to replace the existing slate roof with laminated shingles due to a fire-damage to a part of the roof structure of the existing two-story house. Repair and replace damaged roof rafters, extend the roof over the existing garage and replace porch shingles with in-kind material at 1401 2nd Street, S.W.
- C. Request from Mr. Ricky T. Mitchell, represented by Mr. W. R. Gibbs, Harvest General Contractor, to replace the existing windows throughout the existing single family home with new wooden windows matching existing at 436 Walnut Avenue, S.W.
- D. Request from Community Housing Partners, represented by Mr. Michael George, to replace the front entry door with a window, replace existing wood handrail with a painted wood handrail, repair of front porch with in-kind tongue & groove pine, repair existing vinyl siding, replace existing aluminum corner trims with paintable material, replace the existing rear lattice handrail with a painted wood handrail, repair and paint all but one existing windows, and reduce the height of the kitchen window in the rear of the structure at 630 Day Avenue, S.W.
- E. Request from Mr. David Workman to replace the entire front porch tongue & groove wood decking with a composite material at 609 Allison Avenue S.W.
- F. Request to revise a previously approved COA 140053 to include an alternative 2nd floor metal balcony spindles design facing Kirk Avenue at 301 Market Street, S.E.

V. Other Business

- A. Request for a conceptual review on alteration of the existing wall signs and installing exterior wall mounted light fixtures at 1 Market Square, S.E.
- B. Vote on a new ARB Agent, Mr. Parviz Moosavi

Efforts will be made to provide accommodations, based on individual needs, for qualified individuals with disabilities, provided that reasonable advance notification has been received.

CITY OF ROANOKE ARCHITECTURAL REVIEW BOARD
October 9, 2014

MINUTES

The regular meeting of the Board was held on Thursday, October 9, 2014. The meeting was called to order at 5 p.m., by Derek Cundiff, Chair. Mr. Cundiff read the rules of procedure. Attendance was as follows:

Members Present: Barbara Botkin
Katherine Coffield
Derek Cundiff
John Fulton

Members Absent: Mary Dykstra

Others Present: Candace Martin, Secretary
Frederick Gusler, Senior Planner
Steve Talevi, Assistant City Attorney

The following items were considered:

1. Resolution of ARB member Warner Dalhouse.
2. Consent Agenda

C1. Approval of September 11, 2014 Minutes and Administrative Approvals.

C2. Request from Ian Cole Holdings, LLC, represented by Valley Construction, to change gable roof to hip roof at 425 Elm Avenue, S.W.

C3. Request from Art & Iron to recover awnings of existing framework on Salem Avenue (no graphics or text) and Market Street (text and logo) at 108 Market Street, S.E.

Ms. Botkin made a motion to approve the consent agenda.

Mr. Fulton seconded the motion and the consent agenda was approved by a roll call vote of 4-0, as follows:

Mr. Fulton-yes
Ms. Botkin-yes
Ms. Coffield-yes
Mr. Cundiff-yes

3. Request from Barbara Widner to install a handrail from the City sidewalk to existing front porch handrail at 535 Day Avenue, S.W.

Ms. Widener said she wanted to put a rail from the City sidewalk to her house.

Mr. Cundiff asked if the rail was existing and if she was looking to replace the rail.

Ms. Widener said it was put up by a neighbor when she came home from the rehab center and it had been great because she needed something to hold onto. She said you could not see the rail coming up the street but when they trimmed the shrubbery you may be able to see it.

Mr. Cundiff asked for public comments and there were none. He asked for staff comments.

Mr. Gusler said he worked with the applicant's neighbor, Mark Hostetter, and he put in the rail. He said Mr. Hostetter indicated that if he put something in that the ARB didn't approve he could take it out. He said staff was comfortable with the rail as long as it was painted black.

Ms. Widener said she had the paint but hasn't been able to paint it yet.

Mr. Cundiff asked if she was amendable to painting the rail black.

Ms. Widener said yes.

Ms. Coffield made a motion to approve the consent agenda.

Mr. Fulton seconded the motion and the consent agenda was approved by a roll call vote of 4-0, as follows:

Mr. Fulton-yes

Ms. Botkin-yes

Ms. Coffield-yes

Mr. Cundiff-yes

4. Request from Levan Properties, LLC, to remove brick veneer from existing opening of former glass storefront and install wood frame and glass storefront, install antique wood door in recessed opening with antique brass hardware, and paint framing, knee wall panels, existing windows and door and brick front elevation at 609 5th Street, S.W.

Mr. Michael Levan said he had the property for about 15 years and at one time it was a barber shop. He said it was a nice big room and columns and wanted to use the space.

Mr. Cundiff asked for public comments.

Ms. Joel Richert, 415 Allison Avenue, SW, said she would like the applicant to wait a month so she could get into the Virginia room at the library and get a picture of the 1st floor. She said it showed a covered area down to the street and above was a porch. She said it was once occupied as a residence. She said the bottom was a store and was very popular. She said it would enhance the building to keep awning more dated. She said it should be made as authentic as possible because it was a significant building on the street. She said a more antiquated look would be better rather than the sheer.

Mr. Cundiff said the awning drawing came in after the package was sent out therefore they were not on the current application. He said if they chose to have awnings they would have to come back to the Board because there was a city template for awnings.

Mr. Gusler said the template was in the guidelines.

Mr. Cundiff asked for staff comments.

Mr. Gusler said at the time of report we had not received applicant's conceptual drawing and it was a vast improvement over the current condition. He said staff supported the storefront but not recommend approval for the Keystone arches and awnings. He said the current awning style was not consistent and wanted the applicant to come back with a more specific design for the awning when there was a tenant for the building. He said he would suggest waiting on the awning portion. He said staff recommended approval of the storefront section itself.

Mr. Cundiff asked for Board comments.

Mr. Talevi said in the hand drawn plans, the window on left looked to have been leveled and does not appear that way in the photograph.

Ms. Coffield said that was a google earth thing.

Mr. Cundiff said the picture in the package showed the window straight across and there was a typo in the image.

Ms. Botkin said the application stated to install wood door in recessed opening. She asked where the opening was.

Mr. Levan said it was not in the drawing. He said other properties had recessed openings but it was up to the Board. He said he would follow the Board's recommendation.

Ms. Botkin said the intent was to have the main entrance door recessed.

Mr. Levan said it was recessed before.

Mr. Fulton said there should be a mark on the floor representing the recessed opening.

Mr. Levan said the door was located where it was currently but recessed.

Mr. Cundiff said the door in the storefront would be setback back a couple feet and glass on the side. He said the application did not match the elevation drawing. He said the only thing in the application was take the brick off and put the storefront back in the way it appeared it was. He said the door to the right would stay as was and repaint the exterior.

Mr. Levan said yes. He said the Draftsman embellished the drawing with the keystones and arches.

Mr. Cundiff said when he came back with the awnings to take a look at historical evidence that showed the awning straight across the whole front. He said since the awning was not on there, go to Virginia room and do some research. He said the application did not include the awning but did allow for paint on front of the building.

Ms. Coffield asked if the wood framing would look like the drawing.

Mr. Fulton said it would be masonry and oak framing to build the plates on both sides and above.

Mr. Cundiff asked if there was any evidence whether it was brick or panels originally.

Mr. Levan said no.

Ms. Botkin made a motion to approve the application.

Mr. Fulton seconded the motion and the application was approved by a roll call vote of 4-0, as follows:

Mr. Fulton-yes

Ms. Botkin-yes

Ms. Coffield-yes

Mr. Cundiff-yes

5. Request from Robert Scrimshaw, represented by Calico Enterprises, LLC, to demolish one chimney on left side of gable roof at 355 Elm Avenue, S.W.

Mr. Robert Eanes, Calico Enterprises, LLC, said the picture told the story. He said it was in very bad shape and the attic had been leaking for many years. He said the framing was rotted out from water damage and there were gobs of caulk that showed many attempted repairs. He said they had packed the grout joints with various items over the years. He said the chimney served no purpose to the house. He said there was another chimney that exhausted the water heater. He said he tried to limit the penetrations through house when it served no purpose. He said they were requesting to take it down.

Mr. Cundiff asked for public comments and there were none. He asked for staff comments.

Mr. Gusler said staff acknowledged the condition of the chimney and supported the request to remove it. He said the value to repair was 10,000 plus dollars. He said they did not discuss what treatment would be applied after chimney removal.

Mr. Coffield said she had the same question. She asked what treatment would be after the chimney was removed.

Mr. Eanes said it would be covered with matching roof shingles to match existing roof.

Mr. Cundiff said the biggest challenge was applying guidelines equally across the neighborhood. He said the Board had to evaluate the conditions across the board. He said typically when a chimney was in poor condition on the side or rear, they allowed it to come down and roof over. He said if it was on a prominent elevation, the Board asked that it be reconstructed and this was prominent as far as the roof line.

Mr. Eanes said the angle of the photo was standing in the law office parking lot and from the sidewalk you could not see it.

Mr. Cundiff said he rode by the house and it took a few times before he could see the chimney. He said the road went down as you came from Franklin Road.

Ms. Botkin said it was a prominent elevation and was character defining.

Mr. Eanes said the effort it took to make it water tight and pleasing to look at was a lot of work. He said he wanted to seal it off and try to make it look as nice as possible.

Mr. Fulton said he liked the ornamentation of the chimney. He said he would like try to figure out a way to seal it and rebuild the brick.

Ms. Coffield said it was an important feature for a small house.

Mr. Cundiff said the Board could vote on the application or withdraw and do more research for alternatives to rebuild the chimney

Mr. Eanes said if it could not come down, he would repair it.

Mr. Cundiff asked Mr. Eanes if he wanted to withdraw the application and repair the chimney.

Mr. Eanes said he wanted to withdraw the application.

Mr. Gusler said repairing the chimney would be an in-kind.

6. Request from Robert Scrimshaw, represented by Calico Enterprises, LLC, to remove sliding glass door, side lite/transom and storm window to right in rear of house and patch with siding, install original rear door, replace window on right of rear façade with PlyGem sash window to match height of double windows on left side of sliding glass door at 355 Elm Avenue, S.W.

Mr. Eanes said somebody chopped up the house. He said the porch was enclosed at one time and installed pieces of glass and the right of the slider door was a storm window. He said he wanted to pull out the slider door and windows around the slider, install the back door and remove siding from the interior to the left and right.

Mr. Fulton asked if he was proposing to change the red window in the drawing.

Mr. Eanes said yes but was changing the size of the window to match the left side. He said the window was in a bedroom and he was using a Plygem window. He said he would bring the window 24 inches off the floor and it would match all the other windows.

Mr. Cundiff asked for public comments and there were none. He asked for staff comments.

Mr. Gusler said staff supported the request of the siding, infill siding and taking out the storm window. He said staff did not support the replacement of window to the right because there was not significant damage to the window and it could be repaired or stripped and painted. He said the two-by-two windows were on every side of the house. He there were other ways to get around the safety issues.

Mr. Eanes said the proposed window was a two-over-two, would be the same style and would be a wood window with the trim and width maintained. He said current code did not allow a window that close to the floor. He said he wanted to raise the window to the same height.

Mr. Cundiff said he did not have an issue with it.

Mr. Eanes said before the addition you could see inside the house where it was moved ten feet.

Mr. Cundiff said it made the rear elevation look better.

Mr. Eanes said the larger windows on the house were two-over-two.

Mr. Cundiff said the smaller window was not a showstopper.

Ms. Botkin said she agreed with Mr. Gusler as far as the guidelines state that typically, they did not allow modification of the windows and that it could be repaired.

Ms. Fulton made a motion to approve the application.

Ms. Coffield seconded the motion and the application was approved by a roll call vote of 4-0, as follows:

Mr. Fulton-yes

Ms. Botkin-yes

Ms. Coffield-yes

Mr. Cundiff-yes

7. Request from 611 Jefferson, LLC, represented by Michelle Rose, to install one building mounted sign and one window sign to reflect new business name at 611 Jefferson Street, S.W.

Ms. Scalzo said they were removing existing first and sixth signage and replacing it with Henry's Public House sign which was moving in.

Mr. Cundiff said she was proposing a 40"x72" sign.

Ms. Scalzo said that was correct.

Mr. Cundiff asked for public comments and there were none. He asked for staff comments.

Mr. Gusler said the sign met the guidelines but seemed large in proportion to the area it occupied and asked that it be reduced by 10%.

Mr. Cundiff asked what the reasoning was behind the 10%.

Mr. Gusler said it was not a big deal but the guidelines talked about the sign in proportion to the wall space. He said by reducing the sign it would still stand out but would not occupy so much of the wall.

Ms. Coffield asked if there was a light fixture.

Ms. Scalzo said they may take off the light fixture and installing gooseneck lighting above the sign.

Mr. Cundiff said the existing sign fit the space proportionally. He said there was nothing in the guidelines that would guide him about sign orientation. He said it was ok the way it was presented. He said he agreed with Ms. Coffield about the lights and gooseneck lights would be better.

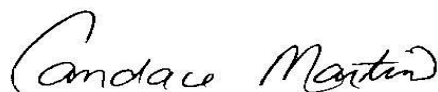
Ms. Coffield made a motion to approve the application.

Mr. Fulton seconded the motion and the application was approved by a roll call vote of 4-0, as follows:

Mr. Fulton-yes
Ms. Botkin-yes
Ms. Coffield-yes
Mr. Cundiff-yes

There being no further business to come before the Board, the meeting was adjourned at 6:00 p.m.

Respectfully submitted:

A handwritten signature in cursive script that reads "Candace Martin".

Candace Martin, Secretary

Administrative Approval Report
October, 2014

□

Applicant	Authorized Agent	Site Address	Requested Work	Date Approved
Oliver's Twist	Barbara Winfield	814 5th St, SW	replacing an existing sign reflecting new business	10/01/2014
Taubman Museum of Art		110 Salem Ave, SE	installation of permanent signage hardware at the entrance of the museum	10/01/2014
William Parsons	Elizabeth Parsons	1509 4th St, SW	roof replacement with architectural shingles	10/06/2014
Elaine Ward	Rebuilding Together	47 Patton Ave, NW	construction of an accessible ramp in rear of property	10/06/2014
Carilion Roanoke Hospital	F&S Building	719 Albemarle Ave, SW	Repair damage to front porch. Repair hidden gutter to original state. Repair header system to match neighboring properties (13, 15). Repair damaged columns and restore. Repair damaged handrails and restore.	10/07/2014
John Ferguson		732 13th St, SW	placing HVAC units on concrete slab in rear of property	10/07/2014
Ricky Mitchell	Harvest GC	436 Walnut Ave, SW	placing installation of HVAC units on right side of property	10/10/2014
Katharine Horn		1118 Campbell Ave, SW	installation of 6' privacy fence in rear of property	10/15/2014
DPC, Inc.		528 Marshall Ave, SW	installation of 4'x4' wooden stoop with stairs in rear of property	10/28/2014



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November 13, 2014

Mr. Derek Cundiff, Chair
and Members of the Architectural Review Board
Roanoke, Virginia

Dear Members of the Board:

Subject: Request from Mr. John Ferguson, to remove three aluminum single hung windows (one within the front porch and two on the second floor), replace them with three new wood windows to match the existing, re-furbish and re-install existing third floor, diamond shaped sash window, found in the attic, at 732 13th Street, S.W.

Background:

The building at 732 13th St, S.W. is a three-story residential duplex located within the Historic Neighborhood Overlay (H-2).

The applicant requests approval for the following work:

1. Replacing three aluminum frame single hung windows with new wood double hung one over one pane windows to match existing.
2. Re-furbish and re-install an existing third floor, gable wood window, recently found in the attic.

Findings:

The H-2 Architectural Design Guidelines recommend the following:

Window Replacements:

- Replace entire windows *only* when they are missing or beyond repair.
- If owners choose to remove and replace their historic windows they must first present sufficient physical and photographic evidence and information to the ARB regarding the condition of the existing windows and the feasibility of repair/replacement in-kind, and replacement with new materials. Replacement should be based upon physical evidence and photo documentation rather than the availability of stock or replacement windows.

- If historic windows need to be replaced, consider only the replacement of the sash units themselves and not the entire window frame or surround.
- Replace windows to improve thermal efficiency only as a last resort; match existing windows if replacement occurs.
- If replacement is warranted, use replacement windows with true divided lites or interior and exterior fixed muntins with internal spacers (known as simulated divided lites,) to replace historic or original windows.

Design Application Review Committee comments:

- Provide an historic photo of the street façade, if possible, to see the window style on the second floor bay window which is proposed to be replaced with 1/1 pane wood.

Staff Comments:

The proposal is consistent with the H-2 Design Guidelines mentioned above and staff recommends approval of the application, as proposed.



Frederick Gusler, AICP
ARB Agent

H-2, Historic Neighborhood Overlay District

Application for Certificate of Appropriateness

Date of Application

10-10-14

Site Address

732 13th S.W Roanoke VA 24016

Property Owner:

Name:

John Ferguson, Jr.

Address:

3943 Travis Trail

City:

Salem

State:

VA

Zip Code:

24158

Phone Number:

293-5757

E-Mail:

Gayfer@aol.com

Owner's Representative (if applicable):

Name:

Address:

City:

State:

Zip Code:

Phone Number:

293-5757

E-Mail:

Application Prepared By:

OWNER

Current Use:

☐

Single-Family

☒

Two-Family (Duplex)

☐

Multifamily

☐

Townhouse

☐

Commercial

If Commercial, Describe Use:

Project Type:

☐

Roof

☐

Porch

☒

Windows and Doors

☐

New Construction

☐

Signs

☐

Walls and Fences

☐

Parking and Paving

☐

Demolition

☐

Other:

*PLEASE USE ATTACHED SHEET FOR PROJECT DESCRIPTION.

Acknowledgement of Responsibility: I understand that all applications requiring review by the ARB must be complete and must be submitted before application deadlines; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable city regulations and to pursue this project in strict conformance with the plans approved by the ARB. I understand that no changes are permitted without prior approval by the City.

Signature of Property Owner:

John Ferguson, Jr.

Date:

10-10-14

Section Below to be Completed by Staff

Certificate Number:

Tax Parcel Number:

1220802

Base Zoning District:

Approval By:

☒ ARB

☐ Agent

Other approvals needed:

☐ Zoning Permit

☐ BZA/Planning Commission

☐ Building Permit

☐ Other

Agent, Architectural Review Board:

Date:

H-2, Historic Neighborhood Overlay District Detailed Project Description

Site Address:

732 13th St SW Roanoke VA 24016

Property Owner:

John Ferguson, Jr

As shown in Diagram B, this is a window.
Install a new wood window in the
diamond shape design as the other windows
on the front of the house.

Replace 3 metal windows in front
with wood windows. one on 1st floor
2 on 2nd floor --

Remove & Restore back to diamond design
in attic -

Shown in Diagram 22

Project
Description:

Additional information to be submitted:

☐ Photographs ☐ Site Plan ☐ Elevation Drawings ☐ Sample, Photograph, or Catalog Pictures of Proposed Material

☐ Other:

Diagram 22

3rd Replace & Repair
Remake & Restore

2nd Floor Replace 2

1st Floor Replace 1



John Ferguson
CDA



View

PELLA'S FINEST RENDERING OF
THE WINDOW-CRAFTING ART.



GRILLE PATTERNS

Picture windows are not an array of single panes, but a continuous expanse of glass. To achieve your desired design, we offer a variety of grille patterns for you to choose from. Each pattern is a standard grille pattern for you to choose from. Each pattern is a standard grille pattern for you to choose from.



MAINTENANCE GRILLES

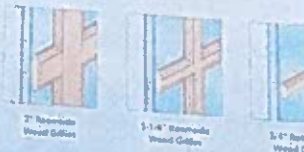
Light Technology® grilles are historically correct but provide modern energy efficiency. They are permanently bonded to the inside and outside of the window with a non-toxic adhesive. In 1970, we introduced the design of individual panes of glass. Or choose grilles between the glass panes, permanently sealed between the panes of glass, creating a single glass surface that is clear. See the photos shown on the opposite page for the grille patterns available.



1 1/4" Integrated Light Technology Grille
7/8" Integrated Light Technology Grille
5/16" Abrasion Grille Between the Glass®

REMOVABLE ROOMSIDE GRILLES

These roomside wood grilles are easily removed when you need to clean the glass.



2" Roomside Wood Grille
1-1/4" Roomside Wood Grille
5/8" Roomside Wood Grille

PROJECT SERIES

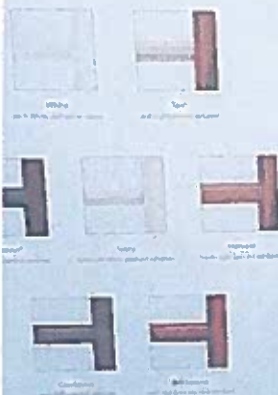


PERFORMANCE

InsulShield glass collection offers a better choice in heat loss and energy and is designed to meet a variety of specific needs. Whatever you have the glass that's just right for you.

BETWEEN THE GLASS INTERIOR COLORS

As you can choose an interior glass color to seamlessly match your door frame or the glass can make a unique design statement. Your color choice can complement with the frame. Outside, the exterior will match the exterior cladding color.



For more detailed information, visit our website at www.insulshield.com or call 1-800-451-4514. We'll help you choose the right glass for your home.

InsulShield's performance is proven by our independent laboratory testing. We've tested our glass for heat loss, energy efficiency, and sound reduction. Our glass is tested to meet or exceed the industry standard.

GLASS

INSULSHIELD GLASS COLLECTION

InsulShield glass is made with 100% recycled glass.

InsulShield glass is made with 100% recycled glass.

InsulShield glass is made with 100% recycled glass.

ADDITIONAL ENERGY EFFICIENT GLASS OPTIONS

Low-E glass is a type of glass that has a thin layer of metal oxide on its surface.

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Spectacular shapes and sizes.

Customize your Architect Series® window or patio door to be virtually any shape and size you want but never knew was possible. Until now. Create a pleasing symmetry choosing windows or doors with angled or curved frames that mirror the lines of architectural details in your home. Use Special Shape windows alone or combine it with other Architect Series windows and doors to create a stunning focal point inside your home and out.

Glorious grilles.

Our designers can create a custom grille pattern for the look of individual windowpanes – or you can design one yourself. Many standard grille patterns are also available.

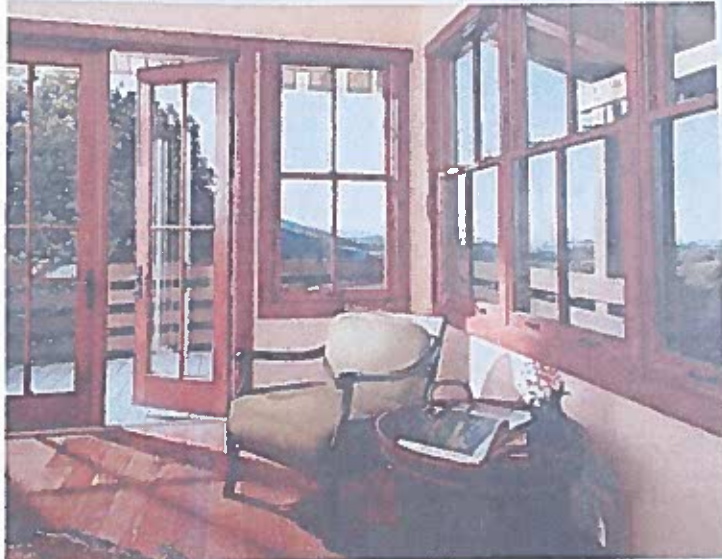


beauty ... perfectly."

- Anonymous



PELLA BELIEVES NOTHING MAN CAN CREATE RIVALS THE BEAUTY OF WOOD. That's why Pella wood windows and doors are designed to simply harness the earth's handiwork. No two trees are exactly alike. No two pieces of wood are identical. So all Architect Series® windows and doors are wholly unique. Revel in their exquisite details. And know the windows and doors you've chosen are truly one of a kind.



RESPONSIBLE HARVESTING

Wood is the earth's only truly renewable building resource. Pella works to partner with responsible suppliers that harvest wood from well-managed forests - and share your passion for protecting our planet.



PELLA ARCHITECT SERIES 1 2



PLANNING, BUILDING AND DEVELOPMENT

Noel C. Taylor Municipal Building
215 Church Avenue, SW, Room 166
Roanoke, Virginia 24011
540.853.1730 fax 540.853.1230
planning@roanokeva.gov

November 13, 2014

Mr. Derek Cundiff, Chair
and Members of the Architectural Review Board
Roanoke, Virginia

Dear Members of the Board:

Subject: Request from Mr. Gary Garst to replace the existing slate roof with laminated shingles due to a fire-damage to a part of the roof structure of the existing two-story house. Repair and replace damaged roof rafters, extend the roof over the existing garage and replace porch shingles with in-kind material at 1401 2nd Street, S.W.

Background:

The building at 1401 2nd St, S.W. is a 2 ½-story single-family residence located on a corner lot within the Historic Neighborhood Overlay (H-2). A portion of the existing roof was damaged by a recent fire which had caused damage to the roof structure as well. The applicant recently was approved for *in-kind* repair of the roof with matching slate, however now requests approval for the following work:

1. Replace existing slate roof with laminated shingles due to fire damage to part of the roof structure.
2. Repair/replace damaged roof rafters
3. Extend existing roof out over the garage
4. Replace porch shingles with in-kind shingles.

Findings:

The H-2 Architectural Design Guidelines recommend the following:

- Retain historic roofing materials, such as slate, clay tile, wood shingles, or metal, that are still in good overall condition. If a limited area of historic roofing materials is damaged or deteriorated, repair with compatible materials is recommended rather than the removal and replacement of the entire roof surface. If owners choose to remove and replace their historic roofing material they must first present sufficient evidence and information to the ARB regarding the condition of the roof and feasibility of repair.

- Carefully remove and store existing slate, tiles, or shingles when making repairs to roofing substructure and replace them once repairs are complete.
- Avoid replacing roofs with a substitute material that does not convey the same visual appearance of the historic roof.

Design Application Review Committee comments:

- No evidence was submitted to determine that the slate can't be replaced in-kind.

Staff Comments:

The proposal is not consistent with the H-2 Design Guidelines as they relate to replacement of the entire slate roofing material with laminated shingles. To replace an original roof, evidence needs to be presented to demonstrate the existing condition. The applicant has not provided such and no product information has been provided for the shingles requested. Staff recommends approval of the proposed in-kind replacement of the existing shingle roof over the front porch. Staff does not support the request.



Frederick Gusler, AICP
ARB Agent

H-2, Historic Neighborhood Overlay District

Application for Certificate of Appropriateness

Date of Application: October 15, 2014

Site Address: 1401 2nd St. SW

Property Owner:

Name: Gary Garst

Address: 1401 2nd St. SW

City: Roanoke

State: Va

Zip Code: 24016

Phone Number: 5407657123

E-Mail: garygarst@gmail.com

Owner's Representative (if applicable):

Name:

Address:

City:

State:

Zip Code:

Phone Number:

E-Mail:

Application Prepared By: Gary Garst

Current Use: ☒ Single-Family ☐ Two-Family (Duplex) ☐ Multifamily ☐ Townhouse ☐ Commercial

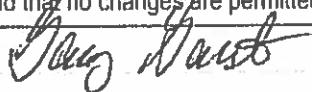
If Commercial, Describe Use:

Project Type: ☒ Roof ☒ Porch ☐ Windows and Doors ☐ New Construction ☐ Signs ☐ Walls and Fences
☐ Parking and Paving ☐ Demolition ☐ Other:

***PLEASE USE ATTACHED SHEET FOR PROJECT DESCRIPTION.**

Acknowledgement of Responsibility: I understand that all applications requiring review by the ARB must be complete and must be submitted before application deadlines; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable city regulations and to pursue this project in strict conformance with the plans approved by the ARB. I understand that no changes are permitted without prior approval by the City.

Signature of Property Owner:



Date: 10/15/2014

Section Below to be Completed by Staff

Certificate Number:

Approval By: ☒ ARB ☐ Agent

Tax Parcel Number:

1031306

Other approvals needed:

☐ Zoning Permit

☐ BZA/Planning Commission

Base Zoning District:

☐ Building Permit

☐ Other

Agent, Architectural Review Board:

Date:

H-2, Historic Neighborhood Overlay District

Detailed Project Description

Site Address: 1401 2nd St. SW

Property Owner: Gary Garst

1. Replace existing slate roof with a laminated shingle due to fire damage to part of the roof structure.
2. Repair/replace damage roof rafters
3. Extend existion roof out over the garage
4. Replace porch shingles with like shingles.

Project
Description:

Additional information to be submitted:

☒ Photographs ☐ Site Plan ☒ Elevation Drawings ☒ Sample, Photograph, or Catalog Pictures of Proposed Material

☐ Other:



MAR 24 2006



PLANNING, BUILDING AND DEVELOPMENT

Noel C. Taylor Municipal Building
215 Church Avenue, SW, Room 166
Roanoke, Virginia 24011
540.853.1730 fax 540.853.1230
planning@roanokeva.gov

November 13, 2014

Mr. Derek Cundiff, Chair
and Members of the Architectural Review Board
Roanoke, Virginia

Dear Members of the Board:

Subject: Request from Mr. Ricky T. Mitchell, represented by Mr. W. R. Gibbs, Harvest General Contractor, to replace the existing windows throughout the existing single-family home with new wood windows matching existing, at 436 Walnut Avenue, S.W.

Background:

The building at 436 Walnut Avenue, S.W., is a 2 ½-story single-family house located within the Historic Neighborhood Overlay (H-2).

The applicant requests approval for the following work:

1. Removing all existing windows throughout the 2-story single-family house.
2. Install new energy efficient insulated glass wood windows to match the existing.

Findings:

The H-2 Architectural Design Guidelines recommend the following:

Window Replacements:

- Replace entire windows *only* when they are missing or beyond repair.
- If owners choose to remove and replace their historic windows they must first present sufficient physical and photographic evidence and information to the ARB regarding the condition of the existing windows and the feasibility of repair/replacement in-kind, and replacement with new materials. Replacement should be based upon physical evidence and photo documentation rather than the availability of stock or replacement windows.

- If historic windows need to be replaced, consider only the replacement of the sash units themselves and not the entire window frame or surround.
- Replace windows to improve thermal efficiency only as a last resort; match existing windows if replacement occurs.
- If replacement is warranted, use replacement windows with true divided lites or interior and exterior fixed muntins with internal spacers (known as simulated divided lites,) to replace historic or original windows.

Design Application Review Committee comments:

- There is are no evidence that existing windows are in disrepair to justify the proposed window replacements.

Staff Comments:

The proposal is not consistent with the H-2 Design Guidelines mentioned above. The existing windows appear to be in good condition and staff recommends denial of the application, as proposed.



Frederick Gusler, AICP
ARB Agent

H-2, Historic Neighborhood Overlay District
Application for Certificate of Appropriateness

Date of Application 10/16/14

Site Address 436 Walnut Ave SW

Property Owner:

Name: Ricky T. Mitchell

Address: 436 Walnut Ave

City: Roanoke

State: VA

Zip Code: 24016

Phone Number:

E-Mail:

Owner's Representative (if applicable):

Name: HARVEST GENERAL CONTRACTORS

Address: 835 Camp North Rd

City: Salem

State: VA

Zip Code: 24153

Phone Number: 540 400 5104

E-Mail:

Application Prepared By: W. R. Gibbs

Current Use: ☒ Single-Family ☐ Two-Family (Duplex) ☐ Multifamily ☐ Townhouse ☐ Commercial

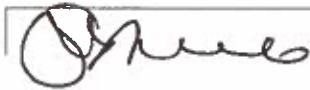
If Commercial, Describe Use:

Project Type: ☐ Roof ☐ Porch ☒ Windows and Doors ☐ New Construction ☐ Signs ☐ Walls and Fences
☐ Parking and Paving ☐ Demolition ☐ Other:

*PLEASE USE ATTACHED SHEET FOR PROJECT DESCRIPTION.

Acknowledgement of Responsibility: I understand that all applications requiring review by the ARB must be complete and must be submitted before application deadlines; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable city regulations and to pursue this project in strict conformance with the plans approved by the ARB. I understand that no changes are permitted without prior approval by the City.

Signature of Property Owner:



Date:

10/16/2014

Section Below to be Completed by Staff

Certificate Number:

Approval By: ☐ ARB ☐ Agent

Tax Parcel Number:

1030101

Other approvals needed:

☐ Zoning Permit

☐ BZA/Planning Commission

Base Zoning District:

☐ Building Permit

☐ Other

Agent, Architectural Review Board:

Date:

H-2, Historic Neighborhood Overlay District

Detailed Project Description

Site Address:

436 Walnut Ave. SW Roanoke

Property Owner:

Ricky Mitchell

Replace All windows wood for wood
Same Appearance

Project
Description:

Additional information to be submitted:

☐ Photographs ☐ Site Plan ☐ Elevation Drawings ☐ Sample, Photograph, or Catalog Pictures of Proposed Material

☐ Other:

























REPLACING THE OLD WITH ALL-NEW RELIABILITY

Improve your home with our sash or pocket double-hung replacement windows. To replace an old, single pane sash, choose our sash replacement kit with energy-efficient insulated glass. To replace entire windows, select our pocket double-hung replacement windows. There's no need to replace existing siding, mouldings or stucco with either option—making installation especially easy.

Premium Wood Pocket Replacement Window



Premium Wood Sash Replacement Kit



DO IT YOURSELF

Quick and easy sash replacement—keep your existing frame, plaster and casing intact.

1



Measure the width, height and sill angle of existing window. Make sure existing frame is square and existing jamb is straight.

2



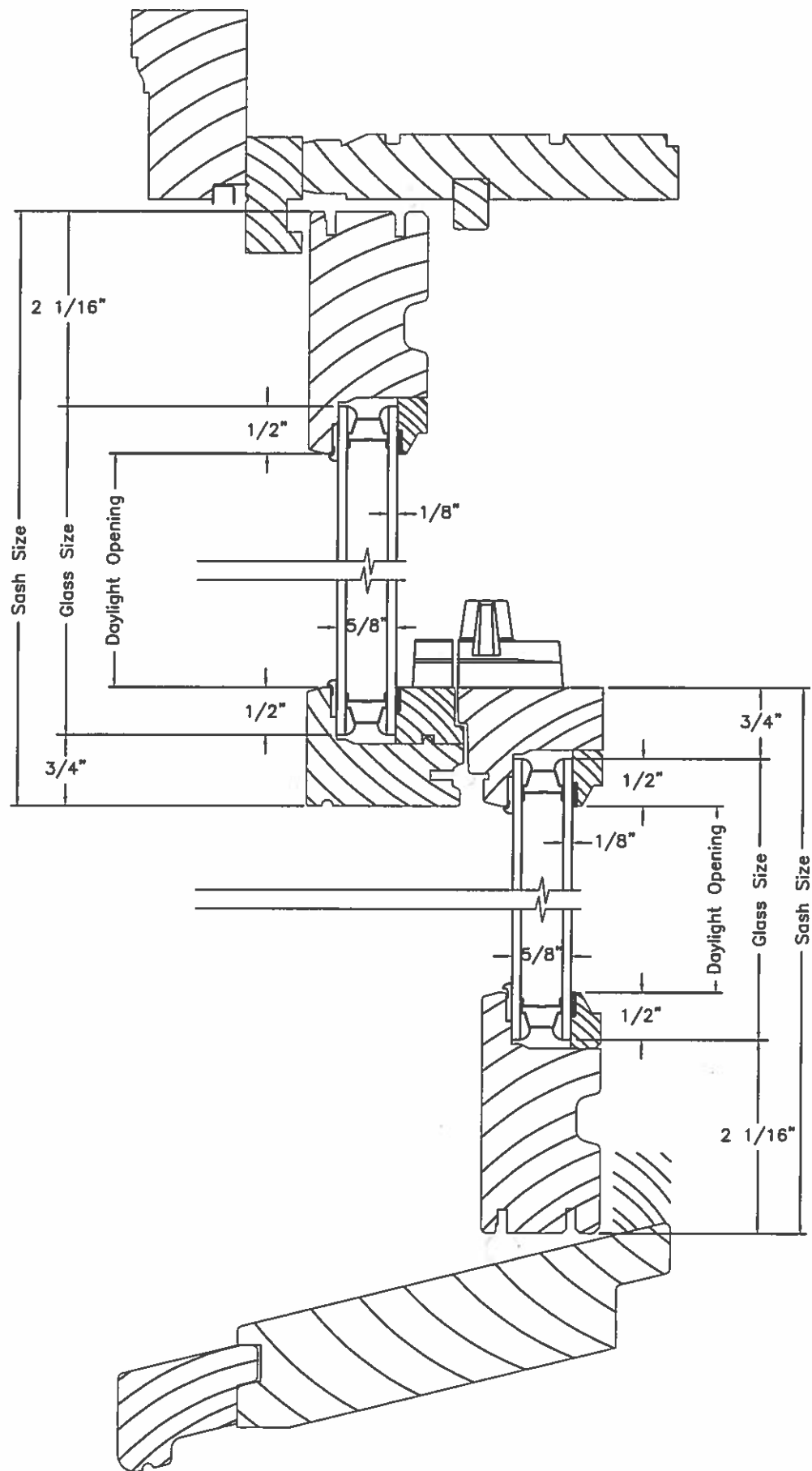
Remove old sash.

3

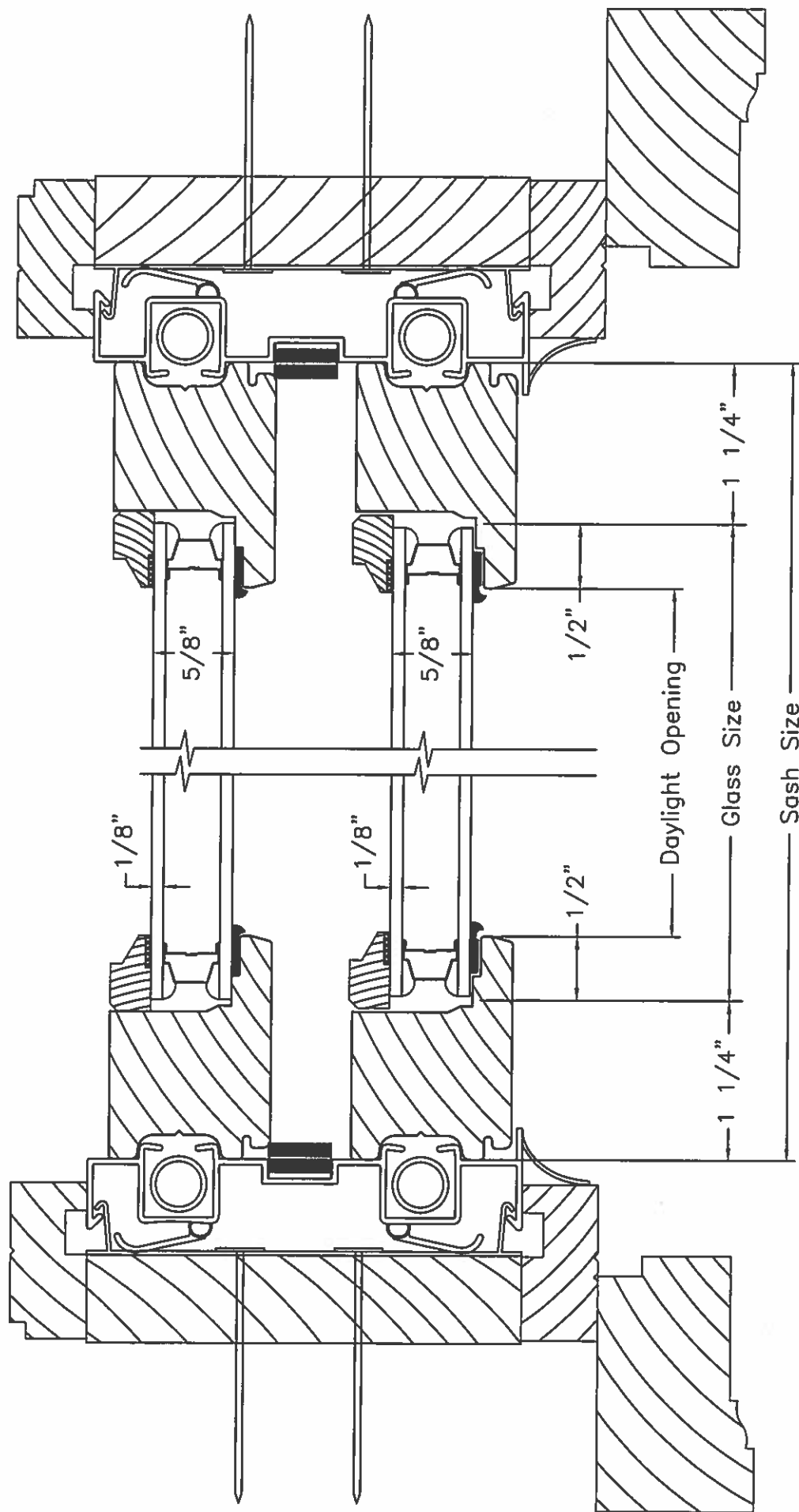


Install jamb brackets and liners, install the head parting stop; install the upper sash first and then the lower sash.

Note: Sash Replacement Kits do not meet ENERGY STAR® requirements.



Primed Zap DH
Vertical Section



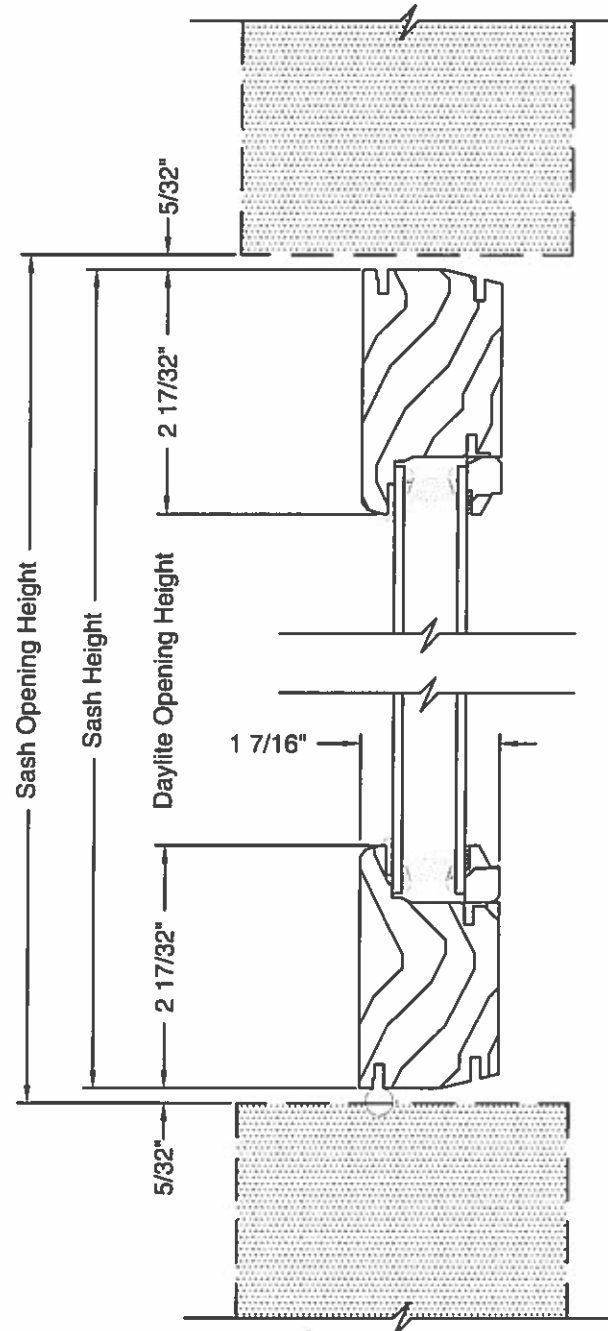
Primed Zap DH Horizontal Section

Architectural Detail Manual

Primed ZapPack Replacement Picture Sash

Section Details

ZAP PACK PICTURE



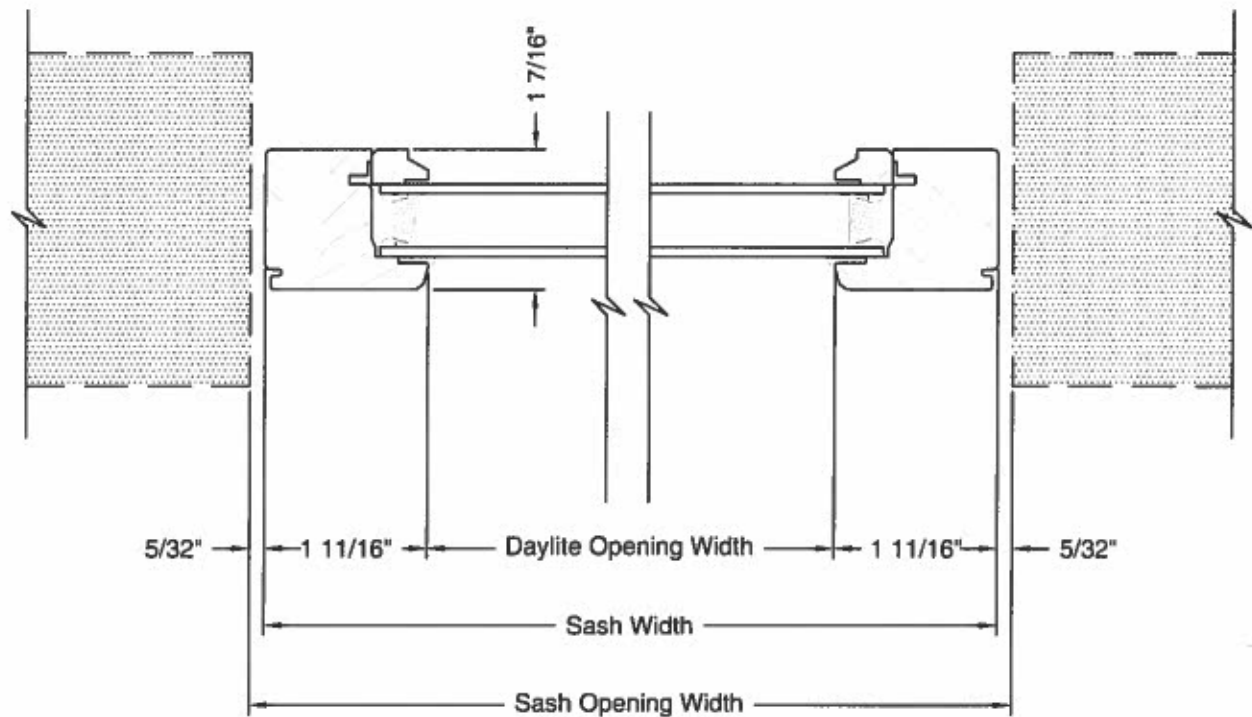
VERTICAL SECTION

Architectural Detail Manual

Primed ZapPack Replacement Picture Sash

Section Details

ZAP PACK PICTURE



HORIZONTAL SECTION



PLANNING, BUILDING AND DEVELOPMENT

Noel C. Taylor Municipal Building
215 Church Avenue, SW, Room 166
Roanoke, Virginia 24011
540.853.1730 fax 540.853.1230
planning@roanokeva.gov

November 13, 2014

Mr. Derek Cundiff, Chair
and Members of the Architectural Review Board
Roanoke, Virginia

Dear Members of the Board:

Subject: Request from Community Housing Partners, represented by Mr. Michael George, proposing exterior alterations of the existing 2½-story duplex. The proposed work includes: Replacing front entry door with a window, replacing existing pressure treated wood handrail with a painted wood handrail, repairing wood decking in front porch with in-kind tongue & groove pine, repairing existing vinyl siding, replacing existing aluminum corner trims with paintable material, replacing the existing rear lattice handrail with a painted wood handrail, repairing/painting all existing windows, except the kitchen window to the rear of the structure to be reduced in height to allow for interior upgrading of the kitchen counter at 630 Day Avenue S.W.

Background:

The building at 630 Day Avenue, S.W. is a 2 ½ -story multi-family (duplex) located within the Southwest Historic Neighborhood Overlay District (H-2).

The applicant requests approval for the following work:

1. Removing the existing secondary steel entry door and installing new painted wood window with similar dimensions of the existing window on the front porch.
2. Removing and replacing the existing pressure treated wood handrail with a painted wood handrail to comply with the H-2 Design Guidelines.
3. Repairing wood decking in front porch with in-kind tongue & groove pine.
4. Cleaning and repairing the existing vinyl siding. Replacing the existing aluminum corner trims with paintable material (Hardi Board, vinyl or wood).
5. Removing the existing lattice handrail on the rear porch and replacing it with a painted wood handrail to comply with the H-2 Design Guidelines.

6. Repairing/painting/maintaining existing windows, except the rear kitchen window to be reduced in height to allow the installation of a standard height counter top and backsplash inside the kitchen.

Findings:

The H-2 Architectural Design Guidelines recommend the following:

- Retain historic roofing materials, such as slate, clay tile, wood shingles, or metal, that are still in good overall condition. If a limited area of historic roofing materials is damaged or deteriorated, repair with compatible materials is recommended rather than the removal and replacement of the entire roof surface. If owners choose to remove and replace their historic roofing material they must first present sufficient evidence and information to the ARB regarding the condition of the roof and feasibility of repair.
- Carefully remove and store existing slate, tiles, or shingles when making repairs to roofing substructure and replace them once repairs are complete.
- Avoid replacing roofs with a substitute material that does not convey the same visual appearance of the historic roof.

Design Application Review Committee comments:

- Provide more info/details/drawing on the proposed wood handrail and its current condition.
- Provide a close up photo of the window proposed to be reduced in height to reveal its current condition. If, possible, provide an alternative solution rather than changing the window height.
- Provide information on the material to be used for filling in the area under the new window replacing the front metal door and the window to the rear proposed to be reduced in height.
- Provide justification for removing the existing lattice handrail at rear porch. Salvage the existing lattice instead of removing it is preferred.

Staff Comments:

Staff concurs with the concerns raised by the DARC; however, recommends approval of the proposed alterations.



Frederick Gusler, AICP
ARB Agent

H-2, Historic Neighborhood Overlay District

Application for Certificate of Appropriateness

Date of Application: 10/16/2014

Site Address:

630 Day Ave, SW

Property Owner:

Name: Community Housing Partners

Address: 990 Cambria St.

City: Christiansburg

State: VA

Zip Code: 24070

Phone Number: 5402675092

E-Mail: mgeorge@chpc2.org

Owner's Representative (if applicable):

Name: Michael George

Address: 990 Cambria St.

City: Christiansburg

State: VA

Zip Code: 24073

Phone Number: 5402675092

E-Mail: mgeorge@chpc2.org

Application Prepared By: Michael George

Current Use: ☐ Single-Family ☒ Two-Family (Duplex) ☐ Multifamily ☐ Townhouse ☐ Commercial

If Commercial, Describe Use:

Project Type: ☐ Roof ☐ Porch ☐ Windows and Doors ☐ New Construction ☐ Signs ☐ Walls and Fences
☐ Parking and Paving ☐ Demolition ☐ Other: minor repairs/alteration

***PLEASE USE ATTACHED SHEET FOR PROJECT DESCRIPTION.**

Acknowledgement of Responsibility: I understand that all applications requiring review by the ARB must be complete and must be submitted before application deadlines; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable city regulations and to pursue this project in strict conformance with the plans approved by the ARB. I understand that no changes are permitted without prior approval by the City.

Signature of Property Owner: 

Date:

Section Below to be Completed by Staff

Certificate Number:

Approval By: ☒ ARB ☐ Agent

Tax Parcel Number:

1120508

Other approvals needed:

☐ Zoning Permit

☐ BZA/Planning Commission

Base Zoning District:

☐ Building Permit

☐ Other

Agent, Architectural Review Board:

Date:

H-2, Historic Neighborhood Overlay District

Detailed Project Description

Site Address: 630 Day Ave. Roanoke VA

Property Owner: Community Housing Partners Corporation

Front elevation:

The secondary steel entry door will be eliminated and replaced with a new painted wood window of similar dimensions to the existing window on the front porch (see attached photo of front porch).

The treated wood hand rail leading up the front steps will be replaced with an H2 compliant painted wood design.

Siding:

The existing vinyl siding will be cleaned and repaired. The existing aluminum corner trim will be replaced with a solid paintable material.

Rear porch:

The existing lattice will be removed and replaced with and H2 compliant painted wood handrail. Removing the lattice

The porch floor will be repaired with "in-kind materials (pine T&G)

Windows:

Existing window dimensions will be maintained (with the exception of one). The majority of the existing windows will be repaired and made functional.

The rear kitchen window will be reduced in height to allow for a standard height counter top and backsplash inside (see photo showing conflict with existing window). The new window will be painted wood.

Rear bump out:

Half round gutters will be added to this section of the roof (see photo of rear elevation)

Project
Description:

Additional information to be submitted:

☒ Photographs ☐ Site Plan ☐ Elevation Drawings ☐ Sample, Photograph, or Catalog Pictures of Proposed Material

☐ Other:

630 Day Ave. Certificate of appropriateness supporting document

Front elevation:

The secondary steel entry door will be eliminated and replaced with a new painted wood window of similar dimensions to the existing window on the front porch (see attached photo of front porch).

The treated wood hand rail leading up the front steps will be replaced with an H2 compliant painted wood design.



Rear Elevation

Siding:

The existing vinyl siding will be cleaned and repaired. The existing aluminum corner trim will be replaced with a solid paintable material.

Rear porch:

The existing lattice will be removed and replaced with an H2 compliant painted wood handrail. Removing the lattice will reveal some original wood siding on the rear of the house.

The porch floor will be repaired with "in-kind materials (pine T&G)

Rear bump out:

Half round gutters will be added to this section of the roof (see photo of rear elevation)



Add half-round gutters

Lattice to be replaced with painted wood hand rail and pickets

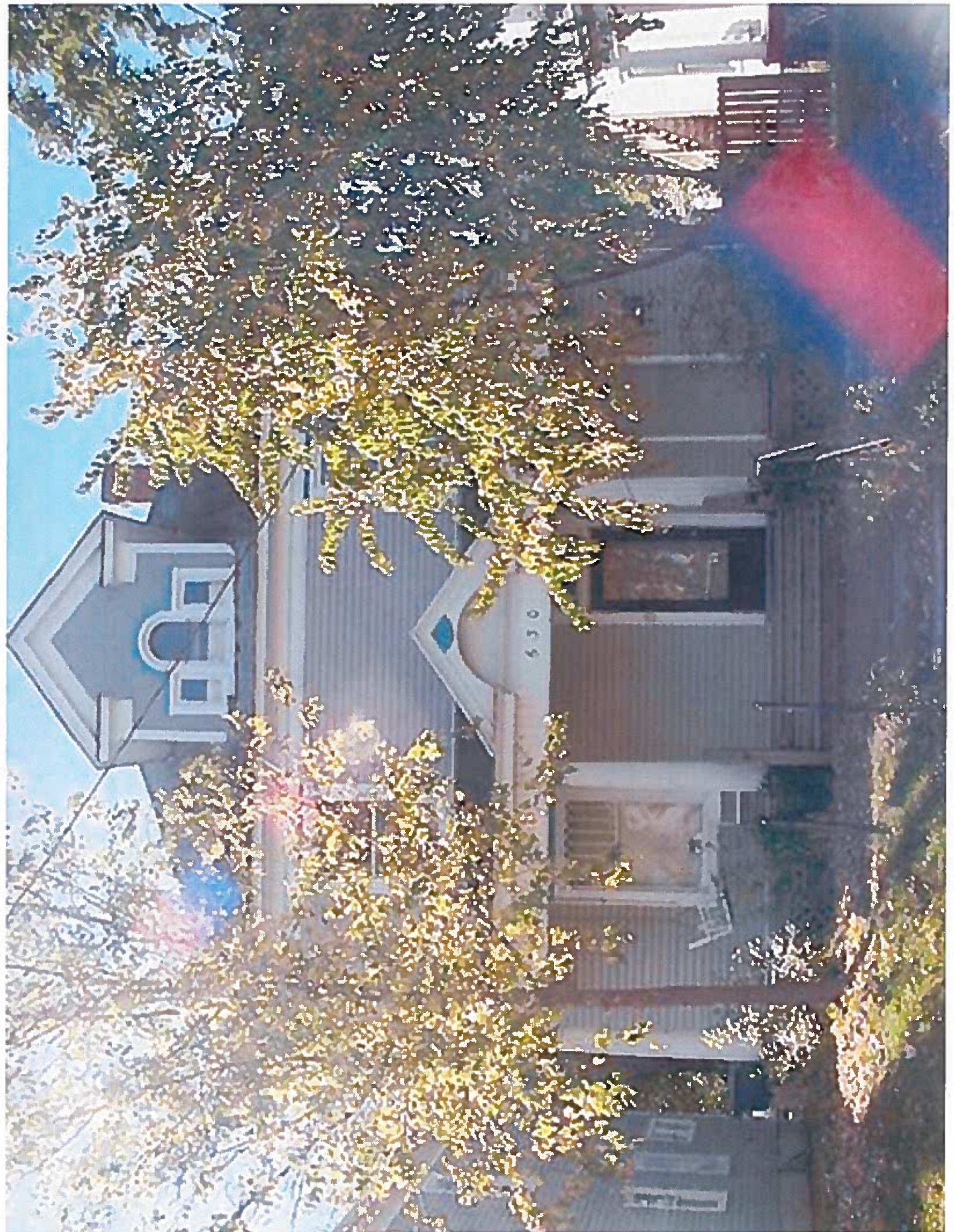
Reduce height of this window by about 8"

Windows:

Existing window dimensions will be maintained (with the exception of one). The majority of the existing windows will be repaired and made functional.

The rear kitchen window will be reduced in height to allow for a standard height counter top and backsplash inside (see photo showing conflict with existing window). The new window will be painted wood.







PLANNING, BUILDING AND DEVELOPMENT

Noel C. Taylor Municipal Building
215 Church Avenue, SW, Room 166
Roanoke, Virginia 24011
540.853.1730 fax 540.853.1230
planning@roanokeva.gov

November 13, 2014

Mr. Derek Cundiff, Chair
and Members of the Architectural Review Board
Roanoke, Virginia

Dear Members of the Board:

Subject: Request from David Workman to replace the entire front porch tongue & groove wood decking with a composite material at 609 Allison Avenue, S.W.

Background:

The building at 609 Allison Avenue, S.W., is a 2 ½-story single-family house located within the Historic Neighborhood Overlay (H-2).

The applicant requests approval for the following work:

1. Replacing the entire front porch tongue & groove wood decking with a composite material.

Findings:

The H-2 Architectural Design Guidelines recommend the following:

Retaining Existing Porches:

- Identify and keep the original materials and features of porches.

Repairing Damage:

- Remove deteriorated wood by cutting out damaged areas or removing affected elements, such as individual floor boards. Retain as much of the sound original material as possible and make repairs by splicing or patching in new materials of the same species.
- Do not remove deteriorated features that need only limited repair.

Design Application Review Committee comments:

- No proof of the need for replacing the entire front porch decking.
- Composite material is inconsistent with the historic flooring material. Need clarification on the reason for proposing the use of composite material.

Staff Comments:

The proposal is not consistent with the H-2 Design Guidelines mentioned above. Staff concurs with the DARC comments and recommends denial of the application, as proposed.

A handwritten signature in dark ink, appearing to read "Frederick Gusler", is written over a light blue horizontal line.

Frederick Gusler, AICP, ARB Agent

COA .
Application for ~~In-Kind~~ Replacement & Repair

This form is to be used for work not requiring ARB approval.

PLEASE POST ON SITE ONCE APPROVED.

Print Form

Date of Application: 10 20 14 Complete Form & Click Here to Submit Electronically

Site Address: 609 Allison Avenue S.W.

Property Owner:

Name: DAVID WORKMAN

Address: 609 Allison Avenue SW

City: ROANOKE

State: VA.

Zip Code: 24016

Phone Number: 540-580-5925

E-Mail:

Brief Project
Description:

REPLACE FRONT PORCH DECKING.

(Work not requiring ARB approval includes painting and ordinary maintenance activities and replacement of porches, stairs, awnings, roofing materials, windows, or other similar modifications to an element of a building, structure or landmark, where materials of the same design are used and the architectural defining features of the structure are maintained.)

Submittal Checklist:

☒ A completed application.

☒ Photograph(s) of existing condition of the feature(s) proposed for repair or replacement (please provide as attachment).

Certification:

I hereby certify that the exterior work to be undertaken on this property will be done as described above and will be limited to the described maintenance and in-kind replacement.

Signature of Property Owner:

David Workman

Date:

10 20 14

Department of Planning Building and Development

Room 166, Noel C. Taylor Municipal Building

215 Church Avenue, S.W.

Roanoke, Virginia 24011

Phone: (540) 853-1730 Fax: (540) 853-1230

ARB Agent

Frederick Gusler, Senior City Planner

Phone: (540) 853-1104

E-mail: frederick.gusler@roanokeva.gov

Section Below to be Completed by Staff

Tax Parcel Number:

1131122

Other approvals needed:

☐ Zoning Permit

☐ Building Permt

☐ Other

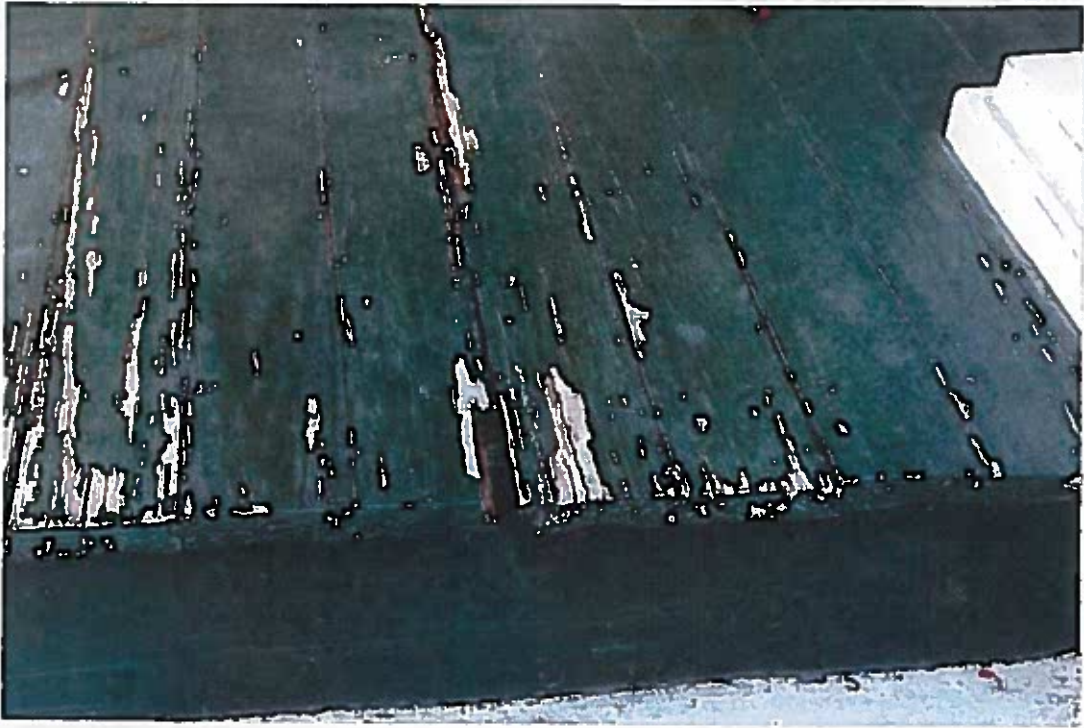
Base Zoning District:

Overlay Zone:

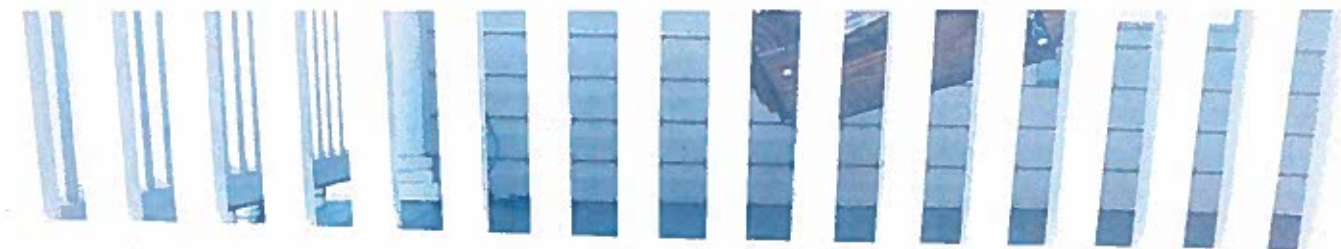
Approved:

Agent, Architectural Review Board:

Date:





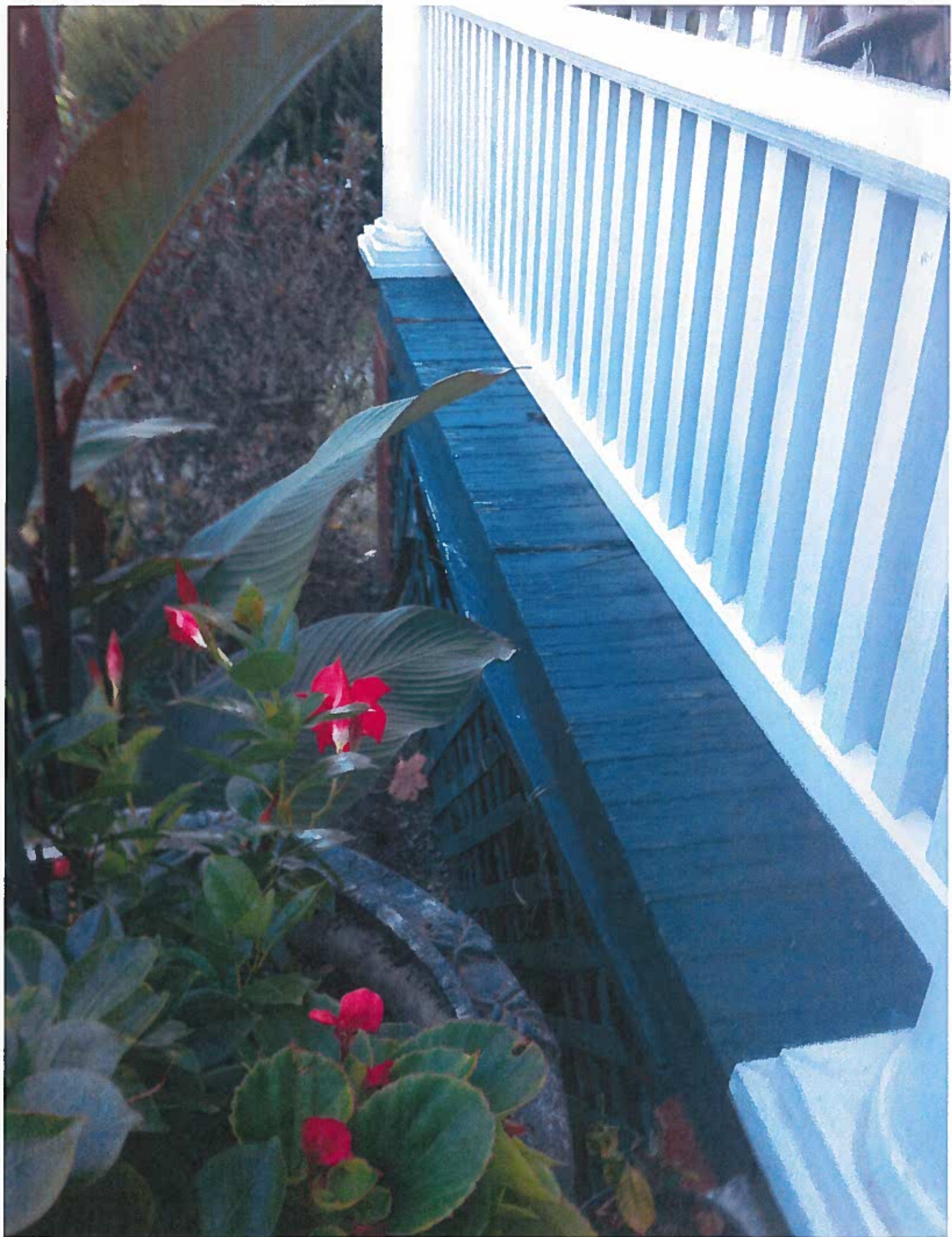














PLANNING, BUILDING AND DEVELOPMENT

Noel C. Taylor Municipal Building
215 Church Avenue, SW, Room 166
Roanoke, Virginia 24011
540.853.1730 fax 540.853.1230
planning@roanokeva.gov

November 13, 2014

Mr. Derek Cundiff, Chair
and Members of the Architectural Review Board
Roanoke, Virginia

Dear Members of the Board:

Subject: Request to amend COA 140053 to approve deviations from the approved 2nd floor balcony facing onto Kirk Avenue, canopy at building entrance on Kirk Avenue, and the light fixture at this entrance at 301 Market Street, S.E.

Background:

The building at 301 Market St, S.E. is a two-story structure within the Downtown (City Market) Historic Overlay (H-1). On April 10, 2014, the ARB approved exterior building alterations (COA 140053) which included addition of a 2nd floor balcony facing onto Kirk Avenue. Upon the final inspection, staff noticed a change in the appearance of the 2nd floor balcony spindles, inconsistent with the approved plans. The approved plans included straight spindles on this balcony; however, the installed balcony includes partially curved spindles.

The applicant requests approval for the following work:

1. Revision to the previously approved 2nd floor balcony to include partially curved spindles, as already installed.

Findings:

The H-1 Architectural Design Guidelines recommend the following:

- Consider the building's original features when adding a balcony.

Design Application Review Committee comments:

- The approved COA has been altered with no review/approval. Changes to the scope of work should receive the ARB approval.

Staff Comments:

Balconies are not a common historic feature in the H-1 District. The few that were known featured straight spindles. There is no evidence of curved spindles used within this historic district. Staff concurs with the DARC concerns and recommends denial of the proposal.

A handwritten signature in dark ink, appearing to read "Frederick Gusler", is written over a light blue horizontal line.

Frederick Gusler, AICP ARB Agent

H-1, Historic Downtown Overlay District
Application for Certificate of Appropriateness



Date of Application 27 October 2014

Site Address 301 Market Street SE, Roanoke, VA

Property Owner:

Name: Liberty Hill Properties

Address: 52 Liberty Lane

City: Natural Bridge

State: VA

Zip Code: 24578

Phone Number: +1 (540) 460-2293

E-Mail: kmiller@walkaboutoutfitter.com

Owner's Representative (if applicable):

Name: Larry W Degen, Degen Architects PC

Address: PO Box 20183

City: Roanoke

State: VA

Zip Code: 24018

Phone Number: +1 (540) 772-0800

E-Mail: degenarch@gmail.com

Application prepared by: Larry W Degen

Project Type: ☐ Painting ☐ Lighting ☐ Awnings and Canopies ☐ New Construction ☐ Signs ☐ Windows and Doors
☐ Storefront ☐ Roof, Cornice or Parapet ☐ Demolition ☒ Other: balcony

***PLEASE USE ATTACHED SHEET FOR PROJECT DESCRIPTION.**

Acknowledgement of Responsibility:

I understand that all applications requiring review by the ARB must be complete and must be submitted before application deadlines; otherwise consideration will be deferred to the following meeting. I agree to comply with the conditions of this certificate and all other applicable city regulations and to pursue this project in strict conformance with the plans approved by the ARB. I understand that no changes are permitted without prior approval by the City.

Signature of Property Owner: *[Signature]* for Kirk & Tina Miller Date: 27 October 2014

Section Below to be Completed by Staff

Certificate Number: _____

Approval By: ☒ ARB ☐ Agent

Tax Parcel Number: 4011312

Other approvals needed:

☐ Zoning Permit

☐ BZA/Planning Commission

Base Zoning District: _____

☐ Building Permit

☐ Other _____

Agent, Architectural Review Board: _____

Date: _____

Member, Architectural Review Board: _____

Date: _____

H-1, Historic Downtown Overlay District Detailed Project Description



Site Address: 301 Market Street SE, Roanoke, VA

Property Owner: Liberty Hills Properties

Project Description: Amend Certificate #COA140053, to substitute in-place balcony configuration for that shown on previous application.

Additional information to be submitted:

☐ Photographs ☐ Site Plan ☐ Elevation Drawings ☒ Sample, Photograph, or Catalog Pictures of Proposed Material

☐ Other: _____

